This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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BURGESS & CO.
01424 222255

12 Old Roar Road, St. Leonards-On-Sea, TN37 7HA

£375,000 Freehold

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****CHAIN FREE** Burgess & Co are delighted to bring to the market this bright and spacious semi-detached period house situated in a sought after road in St Leonards On Sea. Ideally located being within 2 miles of Hastings Town centre with Priory Meadow Shopping Centre, mainline railway station, bus services and seafront. There are a number of nearby schools and Alexandra Park is also a short walk away. The accommodation is arranged to provide to the ground floor a porch, a hallway, a living room, a dining room, a kitchen, a cloakroom and to the first floor there are three bedrooms, and a family bathroom. The property benefits from double glazing, gas central heating, a delightful front garden with ample off road parking, and a detached garage. A particular feature is the rear garden measuring approximately 200ft being mainly laid to lawn with mature flowerbeds, and two sheds. Viewing is considered essential to not only appreciate all that this charming property has to offer, but also the location.**

Porch

With double glazed windows, door to

Entrance Hall

With radiator, understairs storage cupboard, stairs to First Floor, double glazed window to the front.

Downstairs W.C

Comprising low level w.c, wash hand basin, double glazed frosted window to the side.

Dining Room

16'2 x 11'5

With radiator, wall mounted gas fire, double glazed bay window to the front.

Living Room

17'11 x 11'5

With radiator, wall mounted gas fire, double glazed sliding patio doors to the rear garden.

Kitchen

17'11 x 8'0

Comprising matching range of bespoke pine wall & base units, worksurfaces, inset stainless steel sink unit, tiled splashbacks, space for appliances, radiator, floor mounted gas boiler, four double glazed windows, double glazed door to the rear garden.

First Floor Landing

With loft hatch, double glazed window.

Bedroom One

16'1 x 11'6

With radiator, double glazed bay window to the front.

Bedroom Two

11'11 x 11'6

With radiator, fitted cupboard, double glazed window to the rear.

Bedroom Three

9'11 x 8'1

With radiator, fitted wardrobe with over-head cupboards, double glazed window to the rear.

Shower Room

8'5 x 8'0

Comprising shower cubicle with electric shower, pedestal wash hand basin, low level w.c, partly tiled walls, airing cupboard housing water tank, double glazed frosted window.

Detached Garage

15'7 x 9'6

With electric door, windows to the side.

Outside

To the front there is a large area of garden being mainly laid to lawn with flowerbeds, a driveway providing ample off road parking leading to a set back detached garage. To the rear there is an extensive garden measuring circa 200ft long being mainly laid to lawn with stepping stone path, flowerbed borders housing mature plants & shrubs, fruit trees, a greenhouse, two timber sheds, and enclosed by fencing.

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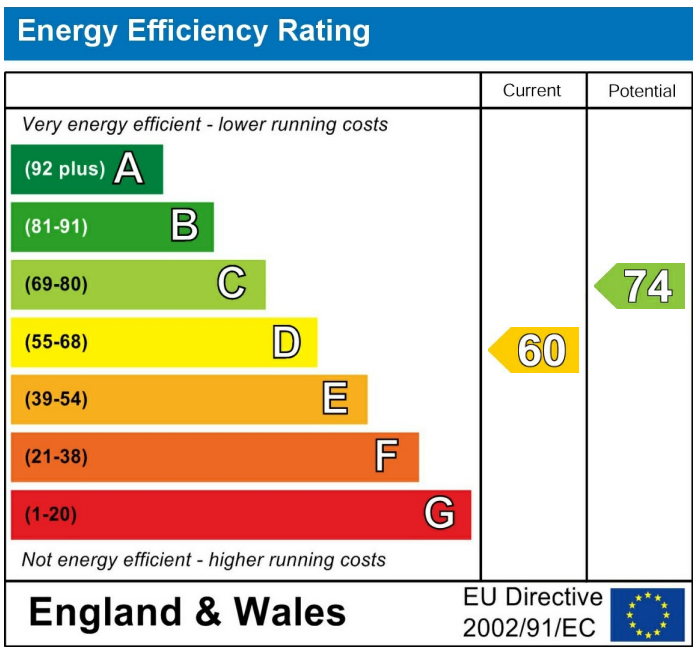
Council tax band: C